

**FAUQUIER COUNTY  
ARCHITECTURAL REVIEW BOARD**

**Meeting Minutes**

Wednesday, December 7, 2016  
4:00 p.m.

Old Bust Head Brewing Company  
Meeting Room  
7134 Lineweaver Road  
Warrenton, VA 20187

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**Attendance:**

Virginia Gerrish (Center District Representative)  
John Toler (Scott District Representative)  
Mary Root, Chair (Citizen-at-Large)  
Bryan Jacobs (Lee District Representative)  
Jack LaMonica (Marshall District Representative)

**Absent:**

Reta Rodgers (Cedar Run District Representative)  
Bob Lee (Planning Commission Representative)

**Staff:**

Wendy Wheatcraft, Preservation Planner  
Maureen Williamson, Staff

**Guest:** James Ivancic, *Fauquier Times*

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1. Ms. Root called the meeting to order at 4:00 p.m.
2. The November 2, 2016 meeting minutes were reviewed. Ms. Root made a motion to approve the minutes as corrected. Mr. Jacobs seconded the motion. The motion carried 5 – 0.
3. Ongoing Business
  - Revision of Fauquier County Historic Resources Plan  
For review and discussion, Ms. Root and Ms. Wheatcraft presented draft outlines for the revision of the Fauquier County Historic Resources Plan. Ms. Root expressed that we do not want something as long as the 2001 document and noted that Ms. Wheatcraft feels it is important that the draft outline follow the National Park Service's recommended elements of a comprehensive preservation plan. However, Ms. Root noticed that there would be some redundancy, as items already covered in the Comprehensive Plan Chapter 2/Section B appendices are noted as plan elements in the NPS recommendations.

Ms. Wheatcraft noted that the goals and actions in the revised Plan must coincide with the goals and actions adopted in Chapter 2/Section B but can be broadened and include more explanation, when necessary. Ms. Wheatcraft mentioned that using reference notations (for example, "See Page \_\_ of Appendix \_\_") within the revised text would be acceptable, particularly if the material has already been covered in a Chapter 2 Appendix.

Ms. Root talked about the writing of the individual sections and suggested having a group edit once the sections are complete. Ms. Wheatcraft asked Mr. Toler if the same individual wrote the sections of the Fauquier County Historic Resources Plan or were there different writers. She also asked if one person edited the 2001 document. Mr. Toler said there were multiple writers as a different person headed up each committee. He also said that there was an editor-in-chief, so to speak, who tied the document together. He said the editor, as she saw the interrelations between the committees, reviewed the document looking for redundancy of information across the sections. Ms. Wheatcraft said that the voice of the document is a concern if there are multiple writers and Ms. Root said that good editing will keep the document's flow cohesive.

Referring to Ms. Wheatcraft's draft outline, Mr. LaMonica stated that Section 3, Initiatives, and Section 4, Agenda for Implementation, appear redundant. Ms. Wheatcraft explained that she saw them as two different things. She said she saw the Initiatives as being general bullet point recommendations under each issue and Section 4, Agenda for Implementation, as expanded planning procedures or policies. She suggested that it may be a better idea naming Section 3 Policies or Procedures for Implementation, instead of Agenda for Implementation.

Ms. Root felt that the two most helpful and relevant chapters in Loudoun County's preservation plan are *Chapter 9: Development Review* and *Chapter 10: Design and Preservation Guidelines*. Ms. Root said that Chapter 9 outlines a county policy of development on a property with a significant historic resource so that the resource could become the key focal point of the development. She said that the Loudoun County chapter lays out a procedure to build around a historic resource in order to preserve it, while still allowing development. Ms. Wheatcraft noted that a policy for development plan review is needed, as well as an archaeological site policy. She felt that the two policies go hand-in-hand.

Even though the revision will become an appendix of the Comprehensive Plan, Ms. Wheatcraft has been encouraged to initiate the revision of the document with the Board of Supervisors (BOS). She noted having to obtain a BOS sponsor and provide a justification for the revision. She said that if a sponsor is found, the revision will become part of the BOS consent agenda at the January 2017 meeting. After the document has been revised, the final draft would have to go before the BOS for their approval and re-adoption.

Mr. LaMonica discussed his draft outline and recommendations for revision of the Fauquier County Historic Resources Plan.

#### Essential Elements – Strategic Plan

- a) Identification and survey of historic resources
  - Dissemination of existing resources
  - Identification of additional significant undocumented resources
- b) Evaluation of significance and integrity
  - notification of owners
  - inventory
  - document resources
- c) Treatment options and site stewardship
  - Resource Interpretation
  - Signage Markers

Ms. Wheatcraft remarked that the essential elements could be incorporated into current key issues (such as a lack of resource identification or a need to build a comprehensive cultural resource inventory) and the initiatives recommended to resolve the issues.

4. New Business

- May 2017 Public Preservation Workshop Ideas  
This agenda item was tabled until the next meeting of the ARB.

5. Announcements

- Update on Section 106 Review, Warrenton Training Center  
Ms. Wheatcraft shared details of a letter she received from the U.S. Army Corps of Engineers that addressed each one of her requests for adverse effect mitigation made in a letter and subsequent conference call. She said that in regard to her request for documentation of the buildings with measured drawings, the Corps said that they did intend to document the buildings but did not state to what degree. They did say that documentation has already been done. However, Ms. Wheatcraft noted that the documentation is not currently available to the public, and there is no way of knowing at this time if the documentation completed to date is comprehensive.

Mr. Toler asked Ms. Wheatcraft if she was aware that the buildings were surveyed around 2009. Ms. Wheatcraft said that during the survey for the Springs Valley Rural Historic District, Cheryl Shepherd was allowed on the property to perform a reconnaissance survey of most of the buildings.

Ms. Wheatcraft learned that apparently the Warrenton Training Center had gone forward and completed an individual property National Register nomination. However, the nomination was not recorded with the Department of Historic Resources (DHR) because it is a federal property, and federal agencies are not required to work with the state to list a property. (Generally, federal agencies do not complete National Register nominations for their own properties.) Ms. Wheatcraft believed that the intent was to go forward with the nomination as a documentation tool in anticipation of building demolition. Ms. Wheatcraft assured the ARB that she has requested a copy of the nomination.

Ms. Root asked if the Corps agreed to any of the mitigation requests that Ms. Wheatcraft made during the conference call. Ms. Wheatcraft said that the letter made reference to the consideration of off-site mitigation which could include the documentation of historic schools in Fauquier County through survey. She read the following from the letter: "With regard to the request for a Fauquier County inventory of historic schools or other off-site mitigation measures, the Army agrees that one potential adverse effect mitigation measure would involve consideration of historic schools in the county and will consider this measure during the ongoing consultation process." She added that the Corps has not committed to anything. She hopes that DHR staff will assist in mitigation efforts. Members of the ARB expressed frustration in the fact that they believe the County has no leverage. Ms. Wheatcraft said that unfortunately the County is a consulting party and as such, allowed to give input. But in the end, the federal agency is not required to implement the County's requests.

ARB members discussed the practice of demolition and suggested that the County establish a demolition policy of historic buildings. Ms. Wheatcraft said that Appendix III talks about sustainable building practices and energy efficiency.

Appendix III addresses how energy is maintained through the reuse of a building, as opposed to using more energy to tear it down. She said that Appendix III may be a good place to start introducing why demolition is not usually the best option.

Ms. Root believes the County should have a best-practice demolition policy for historic buildings and asked about the salvageable aspects of the Warrenton Training Center buildings. Ms. Wheatcraft said that it was not addressed in the Corps letter, but during the conference call, it was noted that the Training Center had received phone calls from individuals about willingness to take salvageable aspects of the buildings from the property. The Corps said that because of federal procurement law, transfer of salvageable materials to individual citizens was not permitted. Mr. Jacobs stated that he believed that anything that comes out of the buildings would need to go through the General Services Administration.

Ms. Gerrish asked if the County has anything that covers demolition and the repurposing of materials in the case of a demolition within the County. Ms. Wheatcraft said that there is no current demolition policy but noted that one goal of Chapter 2, Section B of the Comprehensive Plan makes the link between environmental conservation and preservation, and a part of environmental conservation is retention of building materials to keep these materials out of landfills and to not consume more natural resources than necessary (i.e. trees for lumber).

Ms. Wheatcraft noted that the existing plan provides a history of Fauquier County in Appendix B. She said the document needs something that is going to talk about the history of the area to provide a context for the historic resources. For example, if in Section 2, bridges are discussed, then the development and use of specific bridges should be noted in the history section.

Ms. Wheatcraft asked the ARB to come up with key issues for the next meeting. She said that the existing plan lists barriers to preservation starting on Page 9 and these could be the key issues to focus on. In the new Comprehensive Plan section, there is a list of challenges. These could also be relevant issues.

6. The next meeting is scheduled for Wednesday, January 4, 2017
7. There being no further business, the meeting was adjourned at 6:00 p.m.